

5.0 OTHER CEQA CONSIDERATIONS

This chapter discusses additional topics statutorily required by the California Environmental Quality Act (CEQA). The topics considered include growth-inducing impacts, irreversible environmental changes, and significant effects which cannot be avoided.

5.1. Growth Inducing Impacts

Pursuant to Sections 15126(d) and 15126.2(d) of the CEQA Guidelines, this section is provided to examine ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Also required is an assessment of other projects that would foster other activities which could affect the environment, individually or cumulatively. To address this issue, potential growth-inducing effects will be examined through analysis of the following questions:

- Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?
- Would this project result in the need to expand one or more public services to maintain desired levels of service?
- Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

Please note that growth-inducing effects are not to be construed as necessarily beneficial, detrimental, or of little significance to the environment. This issue is presented to provide additional information on ways in which this project could contribute to significant changes in the environment, beyond the direct consequences of developing the land use concept examined in the preceding sections of this EIR.

Impact 5.3-1: Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?

No. The proposed Project is on an agricultural parcel surrounded by urban development on three sides. Although the Project includes certain improvements to existing utilities within the site such as water, sewer, and electricity, and storm drainage, these improvements would only serve the Project and would not extend into previously unserved areas. No new infrastructure would be provided that would exceed the needs of the Project and/or that could accommodate future growth not already planned for the project area.

Impact 5.3-2: Would this project result in the need to expand one or more public services to maintain desired levels of service?

No. Impacts to public services are discussed in Chapter 4 of this EIR. The Project site is within existing public service boundaries, and no new buildings or other physical improvements will be needed to maintain the desired levels of service.

Impact 5.3-3: Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?

No. The proposed Project would provide assisted-living housing available for elderly adults and affordable housing units on a parcel surrounded by existing urban development on three sides. There is no potential for additional development near the Project site without changes to the General Plan or zoning.

Chapter 2 of this EIR estimates that the proposed Senior Living Facility will have a maximum of 100 staff persons. The level of care proposed by the Project is assisted-living, therefore most of the staff does not need extensive medical training and can be hired from the existing labor force in the region. Because the staff will likely come from the existing labor force in the region, the development of new housing will not be needed to for the staff.

Impact 5.3-4: Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

No. As discussed in Chapter 2 of this Draft EIR, the proposed Project requires a Tentative Map, Density Bonus, Design Review and a Coastal Development Permit. Any similar project would also require discretionary reviews and approvals, which eliminates the potential for precedent setting actions associated with a senior living and affordable housing development. The proposed Project does not remove any obstacle to growth or change any regulatory provision beyond what is discussed in this EIR.

5.2. Irreversible Environmental Changes

As required by Section 15126.2(c) of the CEQA Guidelines, the significant irreversible environmental changes of a project must be identified. Irreversible commitments of non-renewable resources are evaluated to assure that their use is justified. Irreversible environmental changes typically fall into three categories: primary impacts, such as the use of nonrenewable resources; secondary impacts, such as highway improvements which provide access to previously inaccessible areas; and environmental accidents associated with a project.

Development that would occur as a result of the Project that would entail the commitment of energy and natural resources. The primary energy source would be fossil fuels, representing an irreversible

commitment of this resource. Construction of the Project would also require the use of various raw materials, including cement, concrete, lumber, steel, etc. These resources would also be irreversibly committed.

Upon completion of construction, the Project would require a further commitment of energy resources in the form of fossil fuels and electricity. This commitment would be a long-term obligation since the proposed structures are likely to have a useful life of 20 to 30 years or more.

However, the Project's energy consumption would be commensurate with its types of uses and would not be excessive. The impact of increased energy usage is not considered a significant adverse environmental

5.3. Significant Environmental Effects Which Cannot be Avoided

Section 15126.2(b) of the CEQA Guidelines requires an EIR to identify significant environmental effects that cannot be avoided if the Project is implemented (14 CCR 15000 et seq.). As discussed in Chapter 3.1, Aesthetics, implementation of the Project would result in significant and unmitigable impacts.

The Project would construct a 200-unit Senior Living Facility and 16 single-family housing units on a site that is adjacent to a locally designated scenic road (Manchester Avenue) and within the view shed of a highway that is eligible for designation as a state scenic highway (I-5). Public views of the Project from I-5, Manchester Avenue and the San Elijo Lagoon would substantially contrast with the existing agrarian character of the site and natural character of the designated scenic viewsheds. The visual impacts to these sensitive viewers would be significant and unmitigable.

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